

TERMS AND CONDITIONS

PROCEDURE: Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.
BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.
DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**
APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers acceptance or

rejection. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.
DEED: Seller will provide a Personal Representatives deed.
EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.
CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.
POSSESSION: At closing
REAL ESTATE TAXES: The Seller shall pay the 2022 real estate taxes due in 2023 and the first half of the 2023 taxes due in 2024, Buyer pays all taxes thereafter.
DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.
SURVEY: There shall be no new survey, if the entire property is purchased by one buyer. If Tracts are purchased separately, Buyer and Seller shall share survey costs 50:50. The

price shall be adjusted to reflect the difference between advertised and survey acres, with the exception of the improvements on Tract #2 there will be no adjustment of acres if Tract #2 is purchased by itself or in combination with other tracts.
EASEMENTS: The sale of the property is subject to any and all easements of record.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its ac-

curacy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



CORPORATE HEADQUARTERS:
 950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGERS:
Gary Bailey (Real Estate)
 260-417-4838
Phil Wolfe (Personal Property)
 260-248-1191

AC63001504, AU09200000, AU19900139

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36.22± ACRES AUCTION

OFFERED IN 3 TRACTS Kosciusko County, IN



JUNE 2023						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

36.22± ACRES

OFFERED IN 3 TRACTS



3% BUYER'S PREMIUM



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Kosciusko County, IN

Home • Pole Buildings
 Potential Building Sites
 Tillable Land
 Investment Property
 Adjacent to Warsaw Airport

REAL ESTATE AUCTION

MONDAY, JUNE 19TH • 6 PM



REAL ESTATE

Kosciusko County, IN

AUCTION

36.22± ACRES

MONDAY, JUNE 19TH • 6 PM

OFFERED IN 3 TRACTS

INSPECTION DATES:

Monday, May 22
4:30-6PM

Sunday, May 28
1:30-3PM

or call the
Auction
Managers for
private
inspections.

AUCTION LOCATION: The Firemen's Building, 1013 E Arthur St., Warsaw, IN 46582. From Detroit St. (SR 15) in Warsaw turn east on Arthur St., past Pike Lake Beach and Pike Lake Campground.

PROPERTY LOCATION: 973 E 250 N, Warsaw, IN 46582. From SR 15 just north of US 30 in Warsaw turn east on CR 250 N (across from Walmart) 1.5 miles at the intersection of CR 250 N and CR 100 E.

TRACT INFORMATION:

TRACT #1 - 6.5± ACRES. Potential building site, mostly tillable, great investment potential with road frontage on CR 250 N & CR 100 E.

TRACT #2 - 2± ACRES. 3-bedrooms, one bath, 1 ½ story home, 1536± square foot of living space, with basement and crawl space. Kitchen, and 2 pole buildings 30'x30' and 40'x30' and a 10'x12' utility building. Plenty of room for storage, workshop or hobbies. Lots of ornamental plants, trees and bushes. Corner location on CR 250 N & 100 E.

TRACT #3 - 27.72± ACRES. Potential building site, excellent investment potential and approximately 25± tillable acres, road frontage on CR 100 E.

BID ON ANY TRACT, COMBINATION OF TRACTS OR ON THE ENTIRE PROPERTY!

The property is zoned agricultural and is adjoining properties zoned industrial 2.



OWNER: The Norman Roy Estate
AUCTION MANAGERS: Gary Bailey 260-417-4838 (Real Estate) and Phil Wolfe 260-248-1191 (Personal Property)



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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